

New Jersey Department of Transportation
Bureau of Research
RESEARCH PROJECT
Request for Proposals
2011 Program

Date of RFP
8/9/2010

Closing Date
9/22/2010

Measuring Benefits of Transit Oriented Development

Project No. 2011-09

(Proposals must be prepared in accordance with NJDOT's *Information and Instructions for Preparing Proposals*. Please visit:

<http://www.state.nj.us/transportation/refdata/research/pdf/techpropresproj.pdf>

Revised Proposal Evaluation Forms are available for your information on the website.)

Proposals will be based on the merit of the information contained in the proposal. Budgets will be evaluated separately. Please place three (3) copies of the budget for this project in a separate sealed envelope.

1. RESEARCH PROBLEM STATEMENT, BACKGROUND AND OBJECTIVES

NJ TRANSIT is interested in quantifying the benefits derived from Transit Oriented Development (TOD) in NJ to individuals (households) and communities (municipalities and/or regions/subregions). These benefits can take several forms. Such as travel mode shifts that result in reduced area-wide traffic congestion and improved air quality. On the personal/individual/HH side, we are most interested in health, housing affordability, and transportation affordability (and availability). On the public side there are several potential "indicators" that could be examined -- improved safety (pedestrian and personal, related to either real or perceived decrease in crime), infrastructure efficiencies, improved ratables (higher yielding and/or more), fewer vacancies, less demand on public services, etc.

Our goal is to identify measureable benefits of TOD, particularly in the areas of public health and economic stability/growth.

2. TASKS

[Provide a listing of appropriate general tasks divided into phases based on types of work (e.g., laboratory, field) or by year (e.g., year 1, year 2) or other appropriate milestones]

The NJDOT is seeking the insight of proposal responders on how best to achieve the research objectives. Proposers are expected to describe a research effort that can realistically be accomplished as expeditiously as possible. Proposals must present the proposers' current thinking in sufficient detail to demonstrate their understanding of the problem and the soundness of their approach for conducting the required research.

PHASE I – Literature Search

Conduct a literature search of the current state of the practice.

After the award of the project, a more comprehensive literature search should be conducted. At the completion of this literature search, the PI will make a presentation to the Research Project Selection and Implementation Panel to discuss their findings and to discuss the appropriate research approach.

PHASE II – Research Approach and Anticipated Results

Clear description of how you will solve the problem and implement anticipated findings. Work may be divided into phases (e.g., Laboratory, Field or Year 1, Year 2) as necessary to clarify tasks. *Exit Criteria* must be developed during this phase.

Task 1 Make a comprehensive and detailed presentation on the results of a national and international literature search into existing practices for evaluating the benefits derived from Transit Oriented Development (TOD) to individuals (households) and communities (municipalities and/or regions/subregions). The presentation will be made to the RPSIP within three weeks of reviewing the literature search memo.

Task 2 Analyze the current practices and available technologies used to quantifying the benefits derived from Transit Oriented Development (TOD) in NJ. Based on this analysis, develop a proposed methodology and criteria for measuring and evaluating these practices. The proposed methodology will be presented to the RPSIP for approval.

Task 3 Apply the approved methodology and evaluate the personal/individual/HH side, health, housing affordability, and transportation affordability (and availability). On the public side there are several potential "indicators" that could be examined -- improved safety (pedestrian and personal, related to either real or perceived decrease in crime), infrastructure efficiencies, improved ratables (higher yielding and/or more), fewer vacancies, less demand on public services, etc

Task 4 Identify guidelines to measure success of the methodology

Task 5 Develop a method for gathering qualitative information about perceptions of the extent to which the potential "indicators" that could be examined.

Task 6 Once the method developed in Task 5 is approved by the RPSIP, use it to collect data and develop the information and report on what is learned.

Task 7 using the data developed, prepares guidelines for the evaluation of identify measurable benefits of TOD, particularly in the areas of public health and economic stability/growth.

Task 8 Progress reports will be submitted quarterly throughout the project. Prepare Final Report ten (10) hard copies, One (1) text brief pdf format and one (1) CD Rom with final report and tech brief in pdf format.

3. IMPLEMENTATION AND TRAINING PLAN

The PI must meet with the Research Project Selection and Implementation Panel (RPSIP) and other NJDOT units to present the findings and as appropriate train these personnel in the use the project results.

The PI will develop an implementation plan as per the guidelines provided by NJDOT Research Bureau.

4. DELIVERABLES:

[List of minimum deliverables necessary to complete the project]

- Presentation of Summary of Literature Search Results
- Discussion to Support and Refine the Project Tasks
- Project work plan.
- Technical Memorandum on the survey results

- Technical memorandum on the measures that are working or not working
- Technical memorandum on actions taken
- Interim Status reports suitable for Senior Leadership if required
- Quarterly Reports and Final report with appropriate tables, graphs and charts in hard copy version, PDF file format, Word, and on CD ROM. Two copies plus one per RSIP member of each presentation, technical memorandum, draft final report and Final Report (plus 10 copies). The Final Report and Tech Brief are due three (3) months before the end date of the project to allow time for review by the Research Project Selection and Implementation Panel. Final Acceptance will be granted upon receipt of ten copies of the approved final report.

5. CONTRACT TIME:

The PI must provide the anticipated research study duration based on the proposed tasks. Consideration should be given to potential impediments so that adjustments are incorporated into the schedule minimizing the need for time extensions.

12 - 24 months

6. CONTACTS:

A meeting may be scheduled with interested parties after the RFP's are distributed to refine the objectives and deliverables and to promote a better understanding of the research needs. Questions on this topic **shall not** be directed to any Research Project Manager, Research Customer, or any other NJDOT person. All questions and answers shall be addressed **through email or if requested, at the pre-proposal meeting**. Contact Camille Crichton-Summers (Camille.CrichtonSummers@dot.state.nj.us) on or before August 25, 2010 if you would like to request a pre-proposal meeting.

7. DEADLINE

**Proposals (10 single-bound copies) are due at the NJDOT Bureau of Research
no later than 5:00 p.m. 9/22/2010**

Authorization to Begin Work: 1/3/2011-- estimated or as negotiated

8. DELIVERY INSTRUCTIONS:

For private, paid messenger services such as Federal Express, DHL, UPS, etc., or for hand-carried deliveries:

2011 PROPOSAL-NJDOT
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For U.S. Postal Service mail:

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